

GRADING NOTES

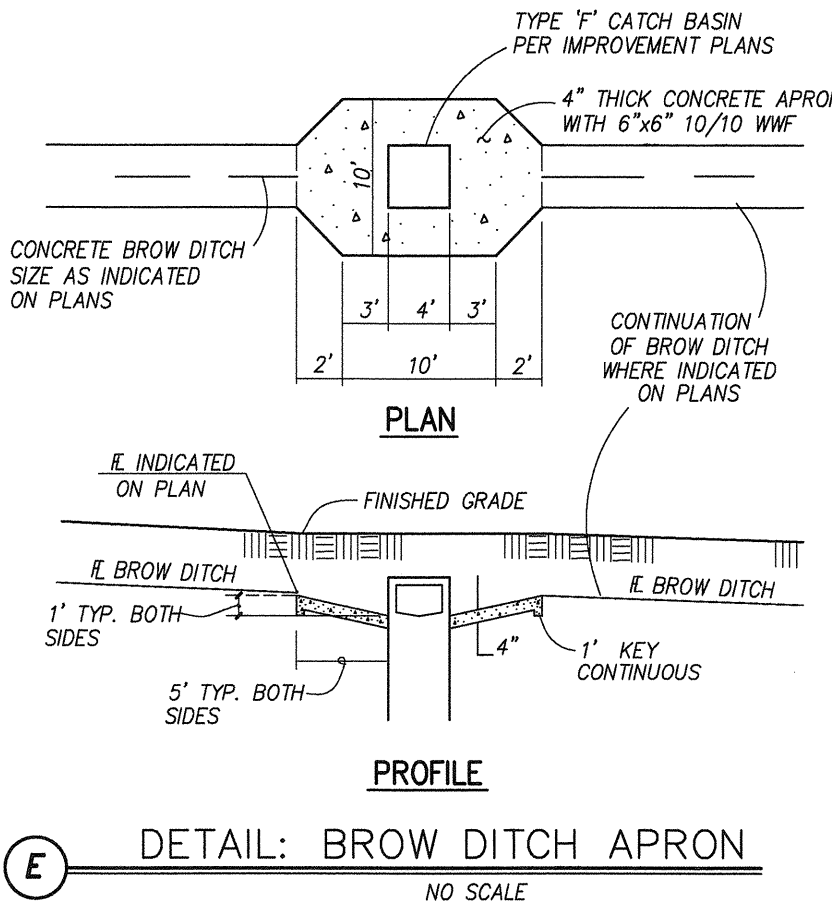
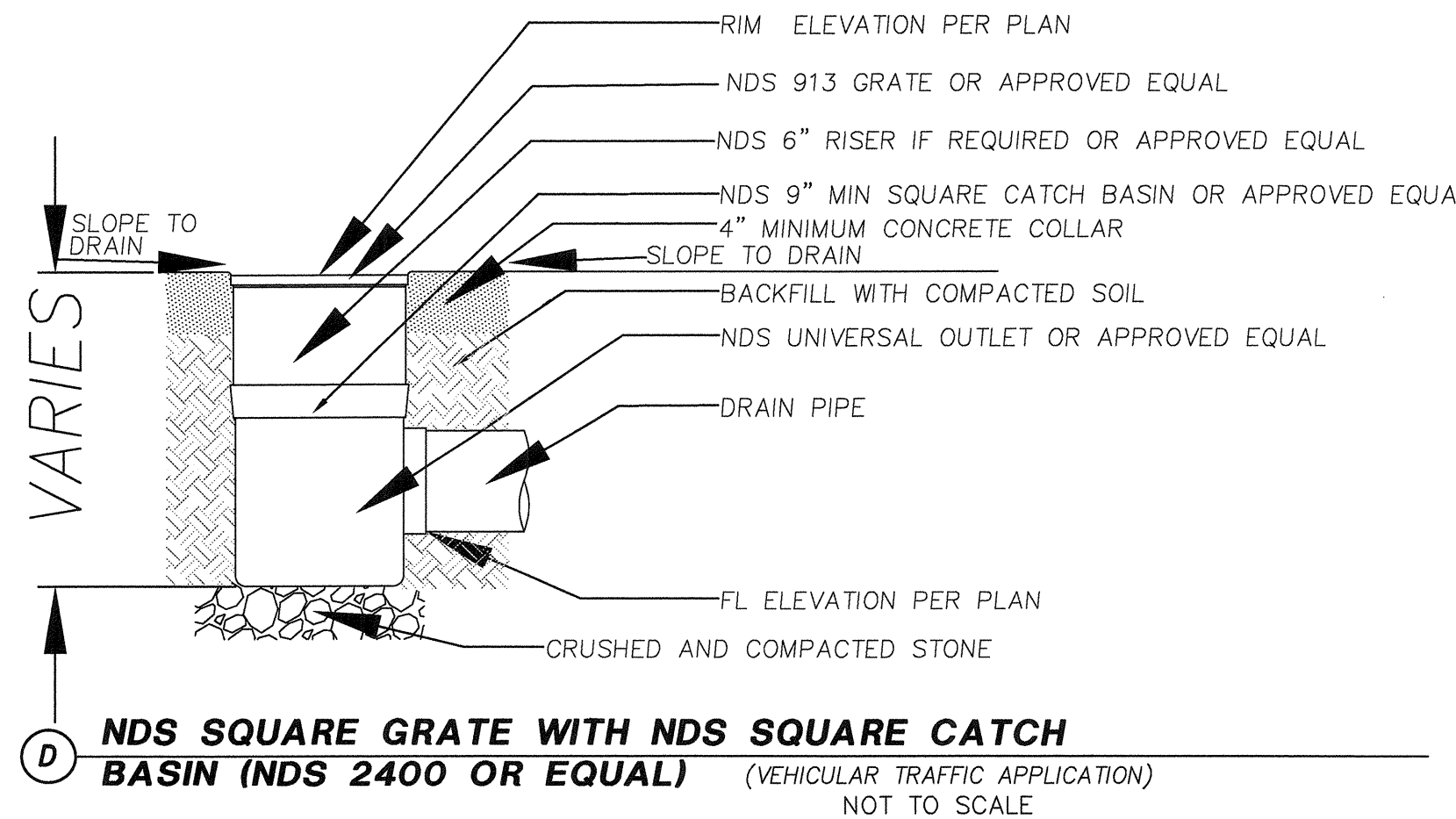
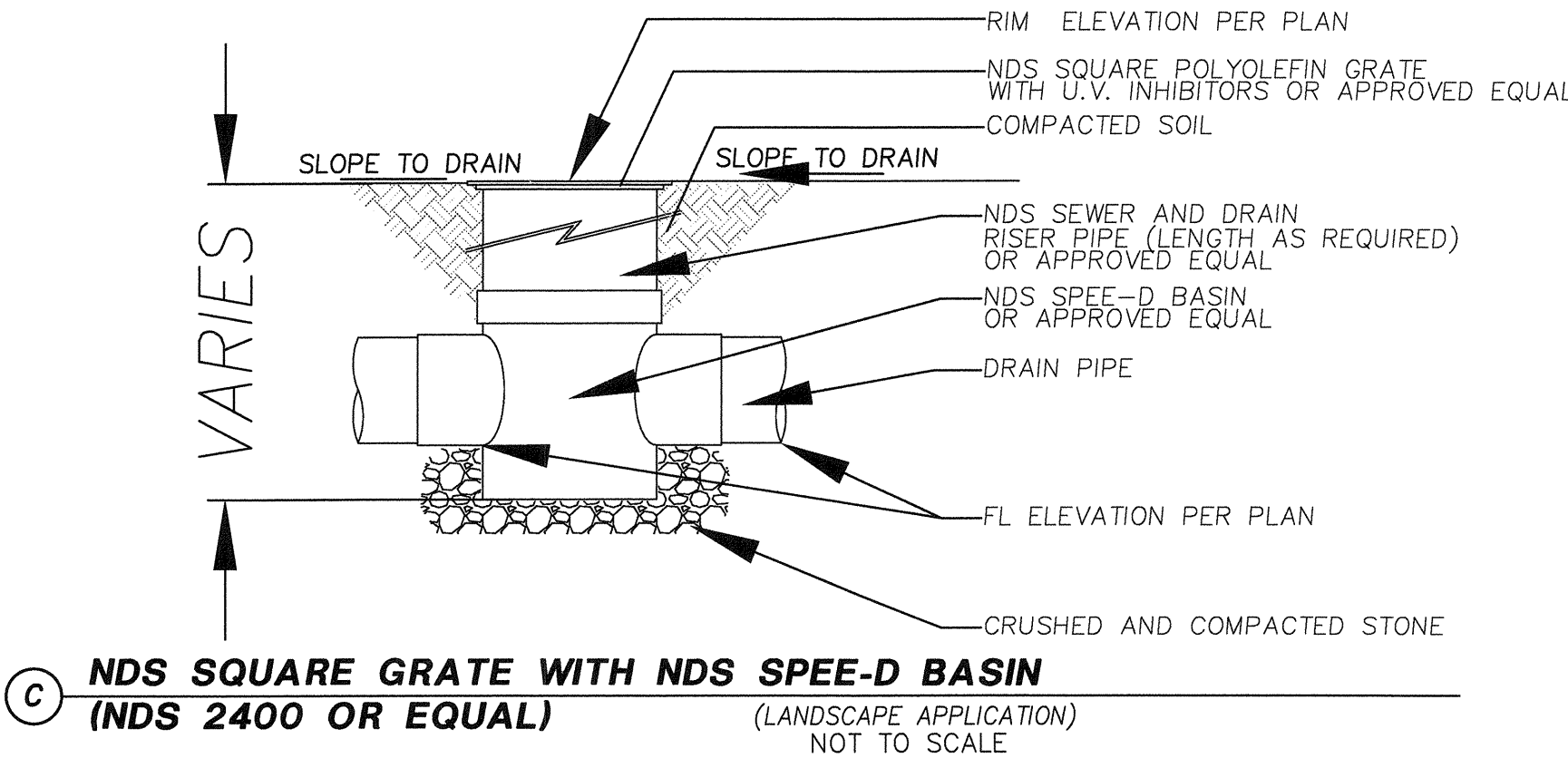
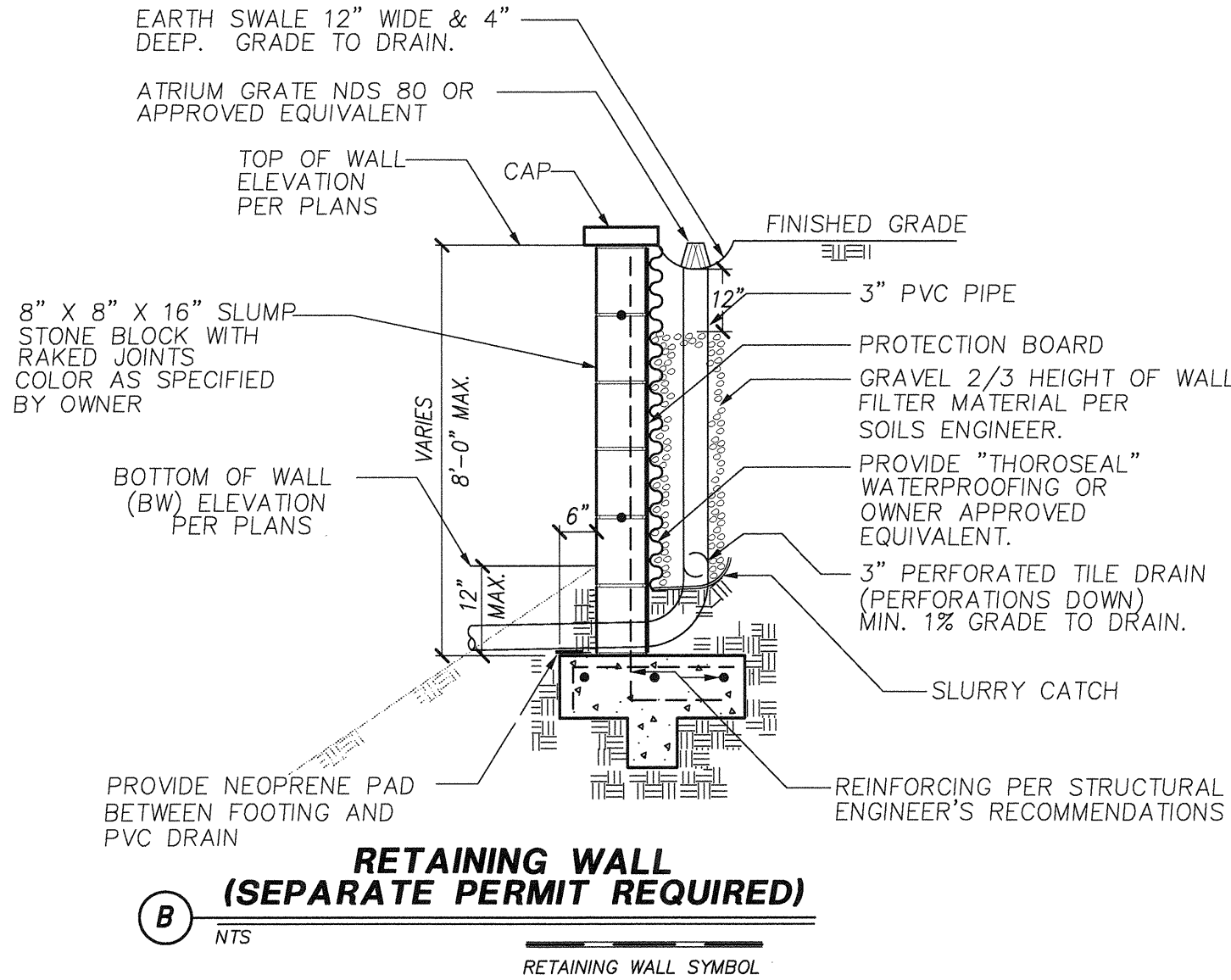
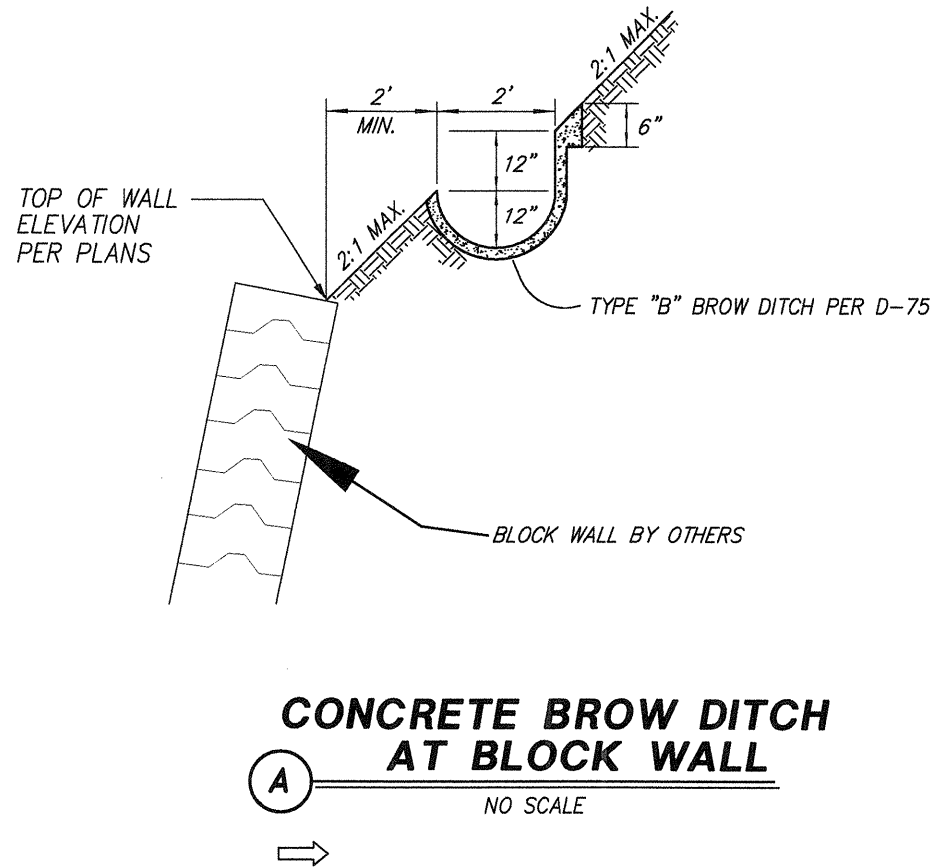
1. ALL GRADING SHALL CONFORM OF THE REQUIREMENTS OF THE GRADING ORDINANCE SECTIONS 87.101 THROUGH 87.804 OF THE SAN DIEGO COUNTY CODE OF REGULATORY ORDINANCES.
2. A REGISTERED CIVIL ENGINEER IS REQUIRED TO SUPERVISE INSTALLATION OF THE FILL KEYWAY AND ALL FILL BENCHING AND COMPACTION. A SOILS REPORT WITH COMPACTION TESTS IS REQUIRED FOR ALL FILL THAT IS OVER 12" IN DEPTH. DPLU FORM #73, MINOR GRADING CERTIFICATION, AND THREE (3) COPIES OF THE COMPACTION REPORT COMPLETED BY A SOILS ENGINEER SHALL BE SUBMITTED PRIOR TO ROUGH GRADE APPROVAL.
3. ALL FILL MATERIAL SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DRY DENSITY.
4. NATURAL DRAINAGE SHALL NOT BE DIVERTED OR CONCENTRATED ONTO ADJACENT PROPERTY.
5. MAINTAIN 1% (MINIMUM) SLOPE AWAY FROM ALL BUILDINGS FOR AT LEAST 5'.
6. ALL GRADING DETAILS SHALL BE IN CONFORMANCE WITH THE FOLLOWING SAN DIEGO COUNTY DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS:
- A. DS-8 LOT GRADING  
B. DS-10 GRADING OF SLOPES  
C. DS-11 REQUIRED SETBACKS  
D. D-40 RIP RAP ENERGY DISSIPATOR  
E. D-75 DRAINAGE DITCHES
7. BERMS SHALL BE REQUIRED AT THE TOP OF ALL FILL SLOPES AND SWALES OR BROW DITCHES SHALL BE REQUIRED AT THE TOP OF ALL CUT SLOPES. ALL BERMS, SWALES OR BROW DITCHES SHALL CONFORM TO THE DESIGN STANDARDS OR REGIONAL STANDARD DRAWINGS LISTED ABOVE.
8. REGARDLESS OF WHICH BMP'S ARE IMPLEMENTED THE FACE OF ALL CUT AND FILL SLOPES IN EXCESS OF 3' VERTICAL HEIGHT SHALL BE PLANTED AND MAINTAINED WITH A GROUND COVER OR OTHER PLANTING TO PROTECT THE SLOPES AGAINST EROSION AND INSTABILITY. PLANTING SHALL COMMENCE AS SOON AS SLOPES ARE COMPLETED. ALL PLANTING MUST HAVE A PERMANENTLY INSTALLED IRRIGATION SYSTEM
9. REQUIRED SLOPE RATIOS ARE AS FOLLOWS:
- A. CUTS - 1.5:1 FOR MINOR SLOPES (UP TO 15' VERTICAL HEIGHT)  
B. CUTS - 2:1 FOR MAJOR SLOPES (OVER 15' VERTICAL HEIGHT)  
C. FILLS - 2:1 (MAXIMUM) FOR ALL FILL SLOPES
10. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE GRADING ORDINANCE AND NOTWITHSTANDING THE APPROVAL OF THESE GRADING PLANS, THE OWNER AND PERMITEE ARE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTIES. NO PERSON SHALL EXCAVATE SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET OR SIDEWALK, OR THE FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY.
11. THE DIRECTOR OF PLANNING AND LAND USE MAY IMPOSE CONDITIONS THAT ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. THE DIRECTOR MAY ALSO MODIFY OR ADD CONDITIONS TO ANY VALID GRADING PERMIT WHEN SUCH MODIFICATIONS OR ADDITIONS ARE REASONABLY NECESSARY TO PREVENT THE CREATION OF A NUISANCE OR HAZARD TO PERSONS OR TO PUBLIC OR PRIVATE PROPERTY. SUCH CONDITIONS MAY INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
- A. IMPROVEMENT OF EXISTING GRADING TO CONFORM WITH THE GRADING ORDINANCE, AND;  
B. REQUIREMENTS FOR FENCING OF EXCAVATIONS OR FILLS THAT WOULD OTHERWISE BE HAZARDOUS, AND;  
C. ADEQUATE DUST CONTROL MEASURES.
12. ALL OPERATIONS CONDUCTED ON THE PREMISES, INCLUDING THE WARMING UP, REPAIR, ARRIVAL, DEPARTURE OR RUNNING OF TRUCKS, EARTH MOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR ANY OTHER ASSOCIATED GRADING EQUIPMENT SHALL BE LIMITED TO THE PERIOD BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH SATURDAY. NO EARTH MOVING OR GRADING SHALL BE CONDUCTED ON SUNDAYS OR HOLIDAYS.
13. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK. NOTICE OF THE PROPOSED WORK SHALL BE PROVIDED TO THE FOLLOWING AGENCIES:
- A. SAN DIEGO GAS AND ELECTRIC (800) 422-4133  
B. PACIFIC BELL (800) 422-4133  
C. CATV (800) 422-4133  
D. WATER UTILITY (800) 422-4133  
E. SEWER UTILITY (800) 422-4133
14. APPROVAL OF THESE PLANS BY THE DIRECTOR OF PLANNING AND LAND USE DOES NOT AUTHORIZE ANY WORK OR GRADING TO BE PERFORMED UNTIL THE PROPERTY OWNER'S PERMISSION IS OBTAINED, RIGHT TO ENTRY FORM COMPLETED AND VALID GRADING PERMIT ISSUED.
15. THE ISSUANCE OF A GRADING PERMIT SHALL CONSTITUTE AN AUTHORIZATION TO PERFORM ONLY THAT WORK WHICH IS DESCRIBED OR SHOWN ON THE GRADING PERMIT APPLICATION AND APPROVED GRADING PLANS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ANY CONDITIONS IMPOSED BY THE DIRECTOR OF PLANNING AND LAND USE AND IN ACCORDANCE WITH THE GRADING ORDINANCE.

SPECIAL NOTES

- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF WORK. THE COUNTY ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE COUNTY WILL NOT BE RESPONSIBLE FOR THEIR ENFORCEMENT.
1. ALL STORM DRAIN FACILITIES ARE PUBLIC UNLESS OTHERWISE NOTED.
2. SAFETY FENCES SHALL BE PROVIDED BY THE CONTRACTOR WHERE REQUIRED BY THE COUNTY ENGINEER.
3. CONTRACTOR TO ADJUST ALL PROPOSED AND EXISTING SURFACE FACILITIES TO GRADE.
4. CONTRACTOR TO REMOVE & REPLACE/RELOCATE ALL EXISTING FACILITIES REQUIRED TO INSTALL PROPOSED IMPROVEMENTS.
5. NEITHER THE OWNER NOR THE ENGINEER OF WORK WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
6. CONTRACTOR TO REMOVE/REPLACE/RELOCATE ANY LANDSCAPING OR HARDSCAPE WHICH CONFLICTS IN ANY WAY WITH THE INSTALLATION OR PROPER FUNCTIONING OF THE PROPOSED IMPROVEMENTS.
7. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND AND SURFACE FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
8. LOCATION AND ELEVATION OF EXISTING AND PROPOSED IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK OR THE NEXT PHASE OF WORK.
9. BEFORE EXCAVATING FOR THIS CONTRACT, VERIFY LOCATION OF UNDERGROUND UTILITIES. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM AVAILABLE RECORDS AND MAY NOT REFLECT ALL EXISTING UTILITIES. LOCATIONS OF ALL EXISTING UTILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS BY CONTRACTOR PRIOR TO CONSTRUCTION OF WORK.
10. CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR SHOWN ON THESE PLANS. LOCATIONS OF ALL EXISTING UTILITIES SHALL BE CONFIRMED BY FIELD MEASUREMENTS BY CONTRACTOR PRIOR TO CONSTRUCTION OF WORK.
11. WHERE TRENCHES ARE ADJACENT TO FUTURE BUILDING SITES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A REGISTERED SOILS ENGINEER WHICH CERTIFY TRENCHES SHOWN ON THESE PLANS IF APPLICABLE.
12. CONTRACTOR SHALL USE SOUND JUDGMENT AND CURRENT CONSTRUCTION STANDARDS OF PRACTICE DURING CONSTRUCTION. SPECIAL CARE SHALL BE TAKEN BY THE CONTRACTOR WHEN JOINING EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO HORIZONTAL AND VERTICAL GRADES AND ALIGNMENT.
13. EXISTING UTILITIES SHOWN HEREON ARE FROM A AVAILABLE RECORDS INFORMATION CONTRACTOR IS TO NOTIFY RESIDENT ENGINEER OF WORK OF ANY CONFLICTS OR ANY OTHER UTILITIES ENCOUNTERED PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. ALL UNDERGROUND UTILITIES SHALL CONFORM TO THE REQUIREMENTS AS SET FORTH IN THE MOST RECENT UNIFORM PLUMBING CODE AND STANDARD SPECIFICATIONS (GREEN BOOK).
15. NOTWITHSTANDING THE MINIMUM STANDARDS SET FORTH IN THE MUNICIPAL CODE AND NOTWITHSTANDING THE APPROVAL OF THESE PLANS, THE CONTRACTOR IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL EXCAVATE ON LAND SO CLOSE TO THE PROPERTY LINE AS TO, ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, ALLEY, FUNCTION OF ANY SEWAGE DISPOSAL SYSTEM, OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTLING, CRACKING, EROSION, SILTING, SCOUR, OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE WORK DESCRIBED ON THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF IMPROVEMENTS WHICH DAMAGE ADJACENT PROPERTY AND FOR REPAIR OF ANY DAMAGE INCURRED.
16. STORM DRAIN SYSTEM SHALL BE INSTALLED IMMEDIATELY AFTER ROUGH GRADING IS COMPLETE.
17. CONTRACTOR SHALL COORDINATE WITH THE SOILS ENGINEER FOR PLACEMENT OF SPECIFIC SOIL TYPES IN SPECIFIC FILL AREAS.
18. THE GEOTECHNICAL CONSULTANT SHALL PROVIDE ONSITE EVALUATION DURING GRADING TO VERIFY THAT ADEQUATE REMOVAL OR DENSIFICATION OF POTENTIALLY COMPRESSIBLE OR LIQUEFIABLE SOIL HAS BEEN ACHIEVED TO PROVIDE OPTIMUM SUBGRADE CONDITIONS NEEDED FOR THE PROPOSED CONSTRUCTION.
19. UNLESS OTHERWISE NOTED ALL ELEVATIONS SHOWN ON THESE PLANS ARE TO FINISH SURFACE OR FINISH GRADE, CONTRACTOR TO MAKE ALLOWANCE FOR UNDERCUT IN ALL HARDSCAPE, LANDSCAPE AND PAVEMENT AREAS.

STORMWATER MANAGEMENT NOTES

1. DURING THE RAINY SEASON FROM OCTOBER 1ST TO APRIL 30TH THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED WITHIN 48 HOURS OF A PREDICTED RAIN.
2. 125% OF ALL NEEDED BMP MATERIALS SHALL BE STORED ONSITE YEAR-ROUND, TO ALLOW FULL DEPLOYMENT AND INSTALLATION WITHIN 48 HOURS OF A PREDICTED RAIN.
3. THE PROPERTY OWNER SHALL COMPLY WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMPs THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT ONSITE EROSION AND TO PREVENT DISCHARGES OF POLLUTANTS FROM LEAVING THE SITE. MAINTENANCE OF BMPs IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMPs MAY RESULT IN EROSION ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMPs FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS IT IS SAFE TO DO SO.
4. PERIMETER SEDIMENT CONTROL BMPs SHALL BE INSTALLED IMMEDIATELY AFTER THE AREA TO BE GRADED IS BRUSHED OR CLEARED, BUT PRIOR TO THE START OF GRADING OPERATIONS.
5. EROSION CONTROL BMPs USED FOR SLOPE STABILIZATION SHALL BE INSTALLED AS SOON AS THE FINISHED SLOPES ARE COMPLETE.
6. A PERIMETER BMP INSPECTION IS REQUIRED ON THE FIRST DAY OF GRADING.



PROPERTY OWNER INFORMATION

NAME: PEITER & ELENA TOTTEN

ADDRESS: 7879 EL CAJON BLVD

LA MESA, CA. 91941

TELEPHONE NUMBER: CONTACT KEN EATON, (619) 697-5400 (24 HOUR CONTACT NUMBER)

SITE A.P.N. NUMBER: 508-140-01

SITE ADDRESS: 1700 VISTA DE MONTEMAR

EL CAJON, CA 92021



SCOBBA CONSULTING  
255 G STREET, PMB 722  
SAN DIEGO, CA 92101  
(619) 379-4227

| PLAN CHECK/PERMITS  |  | PRIVATE CONTRACT   |              |
|---|--|--|--------------|
| BUILDING PERMIT<br>PLAN CHECK NUMBER: _____   |  | COUNTY OF SAN DIEGO<br>DEPARTMENT OF PLANNING AND LAND USE           |              |
| PARCEL MAP NUMBER: _____  |  | MINOR GRADING PLAN FOR:<br><b>TOTTEN RESIDENCE</b><br><b>DETAILS</b> |              |
| ENGINEER OF WORK  |  | SHEET: 3   | OF SHEETS: 5 |
| I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT. |  |  |              |
| NAME: _____ DATE: _____   |  | APPROVED<br>DIRECTOR OF PLANNING AND LAND USE                        |              |
| RCE NO: 61833   |  | GRADING PERMIT NUMBER: _____   |              |
| EXPIRES: 6/30/07  |  | BY: _____ DATE: _____  |              |